

NEW CASTLE COUNTY DEPARTMENT OF LAND USE

SLD-1 Form (Application for Plan Review)

<u>Level of Plan Submission</u>	<u>Plan Type</u>	<u>Date Rec'd.</u> _____
(/) Exploratory Sketch Plan	() Major Land Development	
() Preliminary Plan	(/) Minor Land Development	<u>App. No.</u> _____
() Check Print	() Resubdivision	
() Record Plan	() Site	<u>Assigned Planner</u> _____
() Revised Plan	() Utility	
() Other: _____	() Parking	
<hr/>		
() Engineering Section Submission Only	() Sanitary Sewer	<u>Assigned Engineer</u> _____
	() Grading / E&S / Stormwater	
	() Floodplain	
	() General Permit	

1) Name of Plan Royal Farms Store #369

Former Plan Name or Alias _____

Tax Parcel Number(s) 10-034.00-012, 10-034.00-013, 10-034.00-097

2) Name of Legal Property Owner(s) 613 PROPERTIES, LLC 302-593-9998

If legal owner is a business entity, name of responsible employee acting for the business. Phone #

Address 613 Pulaski Highway, Bear, DE 19701

3) Name of Applicant Two Farms, Inc. 410-889-0200

If applicant is a business entity, name of responsible employee acting for the business. Phone #

Address 3611 Roland Avenue, Baltimore, MD 21211

4) Firm or Person Responsible for the Preparation of the Plan (Engineer/Surveyor) :

Name and Title Jose Lazo, PE (Project Manager)

Firm BL Companies

Address 1100 First Ave., Suite104, King of Prussia, PA 19406

Telephone 610-994-4612

FAX 610-994-4612

Email jlazo@blcompanies.com

5) Existing Zoning CR AND NC6.5 Proposed Zoning Changes (if applicable) REZONE PORTION OF NC6.5 TO CR

6) Also submitted are the following applicable fees as indicated: (See Appendix 2 for Details)

Exploratory Sketch Plan Submission

- () Planning Land Development &/or Rezoning Review and Processing Fee
Amount of Check \$ _____
- () Engineering Review and Processing Fee
Amount of Check \$ _____

Preliminary Plan Submission

- () Planning Land Development &/or Rezoning Review and Processing Fee
Amount of Check \$ _____
- () Engineering Review and Processing Fee
Amount of Check \$ _____

Record Plan Submission

- () Planning Check Print Filing Fee
Amount of Check \$ _____
- () Planning Land Development &/or Rezoning Review and Processing Fee
Amount of Check \$ _____
- () Engineering Review and Processing Fee
Amount of Check \$ _____
- () Recorder of Deeds Fee
Amount of Check \$ _____
- () Delaware Document Account Fee
Amount of Check \$ _____

Other Submission

- () Amount of Check \$ _____

7) Other Items: (See Appendix 1 for Details)

- 8) It is required that the applicant notify the Federal Aviation Administration on their Form 7460-1, available at the New Castle County Airport Manager's Office if proposed construction, or crane operation will exceed 200 feet above ground level, or will penetrate a slope of 100:1 outward and upward from the nearest point of the nearest runway for a distance of 20,000 feet. For construction, or crane operations in closer proximity to any other airport or heliport in New Castle County, the obstruction/height criteria may vary. Clarification should be made by contacting the New Castle County Airport Manager's Office.

N/A

I certify that, to the best of my knowledge, all information listed above and all information and statements contained in any documents or plans submitted with this application are true, correct, and complete and the legal owner of the land agrees with the filing of this application. I understand that any person who falsifies any information on any application made with the Department shall be subject to criminal proceedings under Title 11 of the Delaware Code.

I certify that I will post an application notice for this Major/Minor Land Development Plan according to New Castle County Code Chapter 40 (UDC) §31.320(F)(2) within 10 days of submission of this completed SLD application.

MANDATORY
PLAN SUBMISSION DATA

() Residential (X) Non-Residential

Site Acreage 2.8

Disturbed Acreage: 2.8

Number of Lots: 2

Estimated
Number of Pumps: N/A

Estimated
Sanitary Sewer Flow: 465
(GPD)

Non-Residential
Proposed GFA: 4,649 SF
(If Applicable)

Building Footprint: 4,649 SF
(If Applicable)

Acreage Paved: 1.62

Acreage Open: 1.18

Sewer: NEW CASTLE COUNTY

Water: ARTESIAN

Residential:

Acreage Open Space: N/A

Acreage Lots: N/A

Acreage ROW: N/A

Signature of Legal Property Owner

X Michael A Stears 9-17-21
Date

X Michael A Stears
(Print Legal Owner Name)

Signature of Applicant

John M. Kemp 1/19/22
Date

John M. Kemp
(Print Applicant Name)

Signature and Seal of Engineer/Surveyor

Date

(Print Engineer/Surveyor Name)

- 7) Other Items: (See Appendix 1 for Details)

- 8) It is required that the applicant notify the Federal Aviation Administration on their Form 7460-1, available at the New Castle County Airport Manager's Office if proposed construction, or crane operation will exceed 200 feet above ground level, or will penetrate a slope of 100:1 outward and upward from the nearest point of the nearest runway for a distance of 20,000 feet. For construction, or crane operations in closer proximity to any other airport or heliport in New Castle County, the obstruction/height criteria may vary. Clarification should be made by contacting the New Castle County Airport Manager's Office.

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Estimated
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(GPD)

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(If Applicable)

Building Footprint: 4,649 SF
(If Applicable)

Acreage Paved: 1.62

Acreage Open: 1.18

Sewer: NEW CASTLE COUNTY

Water: ARTESIAN

Residential:

Acreage Open Space: N/A

Acreage Lots: N/A

Acreage ROW: N/A

Signature of Legal Property Owner

X [Signature] 7-13-21
Date

X [Signature]
(Print Legal Owner Name)

Signature of Applicant

[Signature] 1/19/22
Date

John M. Kemp
(Print Applicant Name)

Signature and Seal of Engineer/Surveyor

Date

(Print Engineer/Surveyor Name)

7) Other Items: (See Appendix 1 for Details)

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Disturbed Acreage: 2.8

Number of Lots: 2

Estimated
Number of Pumps: N/A

Estimated
Sanitary Sewer Flow: 465
(GPD)

Non-Residential
Proposed GFA: 4,649 SF
(If Applicable)

Building Footprint: 4,649 SF
(If Applicable)

Acreage Paved: 1.62

Acreage Open: 1.18

Sewer: NEW CASTLE COUNTY

Water: ARTESIAN

Residential:

Acreage Open Space: N/A

Acreage Lots: N/A

Acreage ROW: N/A

Signature of Legal Property Owner

X Nicholas F Stelling

Date

X 11/11/2021

(Print Legal Owner Name)

Signature of Applicant

John M. Kemp 11/19/22

Date

John M. Kemp

(Print Applicant Name)

Signature and Seal of Engineer/Surveyor

Date

(Print Engineer/Surveyor Name)

7) Other Items: (See Appendix 1 for Details)

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Disturbed Acreage: 2.8

Number of Lots: 2

Estimated
Number of Pumps: N/A

Estimated
Sanitary Sewer Flow: 465
(GPD)

Non-Residential
Proposed GFA: 4,649 SF
(If Applicable)

Building Footprint: 4,649 SF
(if Applicable)

Acreage Paved: 1.57

Acreage Open: 1.23

Sewer: NEW CASTLE COUNTY

Water: ARTESIAN

Residential:

Acreage Open Space: N/A

Acreage Lots: N/A

Acreage ROW: N/A

Signature of Legal Property Owner

Date

(Print Legal Owner Name)

Signature of Applicant

Date

(Print Applicant Name)

Signature and Seal of Engineer/Surveyor

Jose I. Lazo

01/12/22
Date

Jose Lazo, P.E.
(Print Engineer/Surveyor Name)



ADDENDUM- SIGNATURE PAGE FOR SLD-1 FORM

548 School Bell Road

Signature of Legal Property Owner

Virginia L. Wilson 8/27/21
(Virginia L. Wilson) Date

VIRGINIA L. Wilson 8/27/21
(Print Legal Owner Name) Date

Signature of Legal Property Owner

Robert L. Wilson 8/27/21
(Robert Wilson) Date

Robert L. Wilson 8/27/21
(Print Legal Owner Name) Date

Signature of Applicant (Two Farms, Inc.)

John M. Kemp 1/19/22
(Print Applicant Name) Date

Signature and Seal of Engineer/Surveyor

Date

Print Engineer/Surveyor Name

ADDENDUM- SIGNATURE PAGE FOR SLD-1 FORM

514 School Bell Road

Signature of Legal Property Owner



(Cisar E. Ibanez)

Date

CISAR E. IBANEZ

(Print Legal Owner Name)

Date

Signature of Legal Property Owner



(Erika L. Sanabria)

Date

Erika L. Sanabria

(Print Legal Owner Name)

Date



Signature of Applicant (Two Farms, Inc.)

John M. Kemp 1/19/22

(Print Applicant Name)

Date

Signature and Seal of Engineer/Surveyor

Date

Print Engineer/Surveyor Name